

# Unit B - 5 Paper Mill Buildings, City Garden Row, Islington, London, N1 8DW

WIZARD

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**TO LET**

Office

381 sq ft / 35.4 sq m

£18,000 per annum

# Superb character warehouse style first floor E Class office between Angel and Old Street stations



- Character warehouse style building
- Service charge is inclusive of utility bills
- Exposed brick and wooden beams
- Great natural light and ceiling height
- Kitchenette
- Air conditioning and gas central heating
- Small business rate relief applicable
- Wood floors

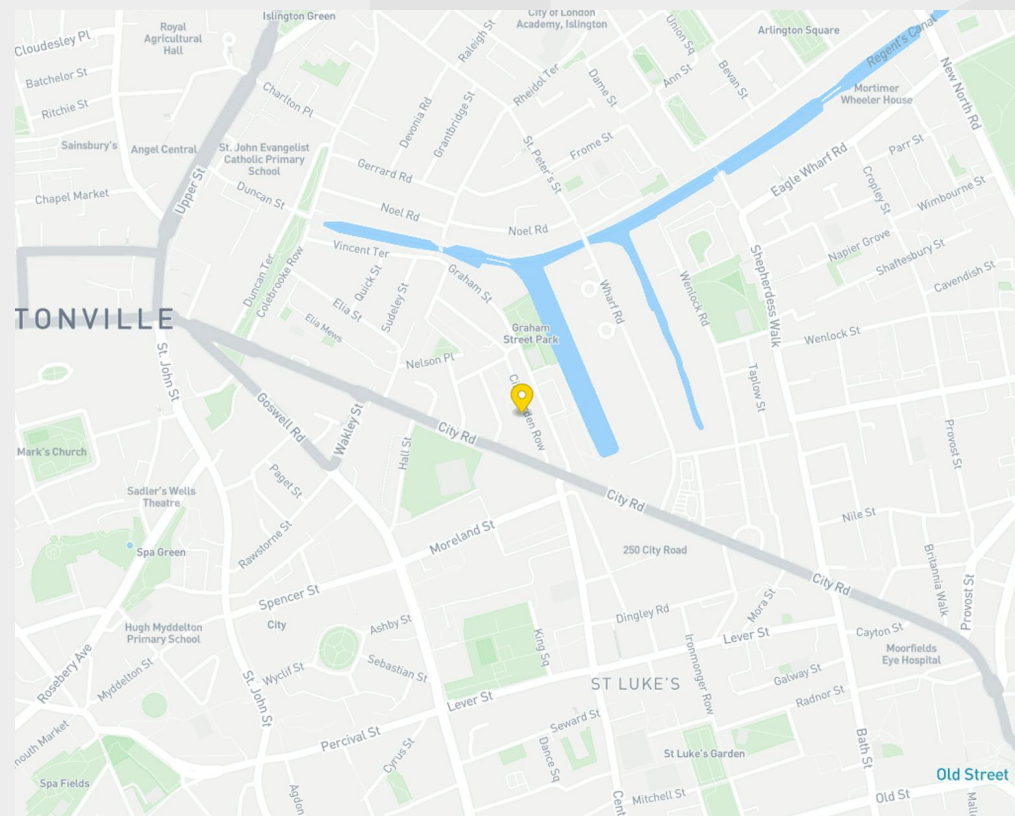


## Description

A first-floor office within a three-storey character warehouse style building overlooking City Garden Row. This characterful space benefits from exposed brick walls, wood flooring, air conditioning, attractive lighting, gas central heating and, modern fitted kitchen and a WC just in the corridor adjacent to the unit.

## Location

The property is situated on the west side of City Garden Row, close to its junction with City Road, which gives easy access to Islington, Kings Cross, and the City. The immediate area is a mixture of commercial and residential uses, and it is a short walk to Upper Street and Tech City / Old Street. Angel and Old Street Underground Stations (Northern Line) are approximately  $\frac{1}{4}$  of a mile and  $\frac{1}{2}$  a mile to the west and southeast respectively of the subject building. Numerous bus routes also run along City Road.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
1st	381	35.4	£18,000.00 per annum	n/a	£3,755 /annum	£21,755	Available

### Tenure

New Lease

### EPC

E

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

[View on Website](#)

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